

EXHIBIT C

***Draft* Deposition Transcript Excerpt, Brian Cook, dated February 19, 2021**

1 Dear Counsel,
2 Attached is the rough draft from the
3 deposition of Brian Cook. If there is any problem
4 with the delivery of this file or if you have any
5 questions, please contact Magna Leal Services at
866-624-6221 or RoughDrafts@MagnaLS.com.
6 Thank you,
Deborah Slinn
7 Reporting on behalf of Magna Legal Services.

8 * * * * *

9 THE VIDEOGRAPHER: Good afternoon. We're now
10 on the record. This begins videotape number one in
11 the deposition of Brian Cook in the matter of
12 Treasure Island LLC versus Affiliated FM Insurance
13 Company. Today is February 19, 2021. The time is
14 approximately 1:04 had p.m. The deposition is
15 being taken over Zoom. The videographer today is
16 Liam Eastman of Magna Legal Services. The court
17 reporter is Deborah Slinn of Magna Legal Services.
Will counsel and all party present state their
appearances and who they represent?

18 MR. LEVINE: Michael Levine with Hunton
19 Andrews Kurth representing Plaintiff Treasure
20 Island, LLC. And with me is Katharine Dennis also
21 of Hunton Andrews Kurth, also representing
22 Plaintiff Treasure Island.

23 A Yes.

24 Q And if you look at paragraph 3, the approach
25 that you reference in paragraph three of your affidavit,

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1 would have been something that at the time you vetted
2 and confirmed with the company before providing the
3 affidavit; correct?

4 A Yes.

5 Q All the envelopes in this affidavit is
6 accurate to the best of your knowledge as you sit here
7 today?

8 A Yes.

9 Q And still the case today; right?

10 A Yes.

11 Q Did you work with counsel on the Retail Brands
12 case in preparing your affidavit.

13 MS. WANG: Objection to the extent that may
14 call for information subject to the attorney-client
15 privilege. If you can answer without disclosing
16 any privilege communications you can answer.

17 A Yes.

18 Q Do you know why the affidavit was prepared.

19 MS. WANG: Same objection, privilege. If you
20 can answer without disclosing any privileged
21 communications, go ahead.

22 A The affidavit was prepared based on a dispute
23 involving the amount recoverable under the policy.

24 Q Do you recall this affidavit being used to
25 support a motion for partial Summary Judgment?

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1 A No.

2 Q In your practice have you given affidavits and
3 declarations in supported motions?

4 A Yes.

5 Q And in doing so was it your practice to review
6 the motion that your affidavit was associated with?

7 A Yes.

8 Q Do you recall doing that in the Retail Brands
9 case?

10 A Not specifically today. I don't recall.

11 Q It was a long time ago. Not trying to test
12 you from 2009. Let's mark the next exhibit. So